

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 1

FT. WORTH District

In the City of Ft. Worth, Tarrant County, on SH 183, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 1498, at Page 234, Volume 1498, at Page 482, and Volume 1501, at Page 177, Deed Records of Tarrant County, Texas, in Volume 8, at Page 241, Condemnation Records in the District Clerk's Office of Tarrant County, Texas, and in Volume 204, at Page 83, Official Public Records of Tarrant County, Texas.

A portion of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Bluebonnet Acquisitions, LLC is an abutting landowner and has requested to purchase the tract for \$325,700.

The commission finds \$325,700 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Bluebonnet Acquisitions, LLC for \$325,700; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

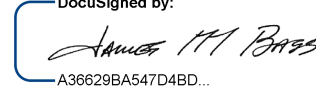
Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

DocuSigned by:

A36629BA547D4BD...

Executive Director

115784 June 25, 2020

Minute	Date
Number	Passed

Requestor: Bluebonnet Acquisitions LLC
County: Tarrant
Highway: S.H. 183 (Ephriham Street)
ROW CSJ:

Page 1 of 3
Tract: 13-24
August 25, 2019

PROPERTY DESCRIPTION TRACT- 13-24

Being a description of a 0.748 acre tract of land situated in the T. & P.R.R. Survey Abstract No. 1476, in the City of Fort Worth, Tarrant County, Texas and being a portion of those same tracts or parcels of land conveyed to the State of Texas for right-of-way as evidenced by the Deeds recorded in Volume 1498, at Page 234 and Volume 1498, at Page 482 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), a tract of land condemned in favor of the State of Texas as evidenced by Cause No. 38683, Volume 8, Page 241 as recorded in the Condemnation Records in the District Clerk's Office of Tarrant County, Texas, and a portion of a 20 foot wide alley as dedicated on the Plat entitled "Belmont Park" an addition to the City of Fort Worth as shown on the Plat recorded in Volume 204, at Page 83 O.P.R.T.C.T. and being further described by metes and bounds as follows:

BEGINNING at a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the present northwesterly right-of-way line of S.H. 183 (a variable width right-of-way also known as Ephriham Street), being on the present northeast right-of-way line of 20th Street (a 60 foot wide right-of-way) and being the south corner of Lot 20-R of Belmont Park Addition, an addition to the City of Fort Worth as shown on the Plat Recorded in Volume 388-70, at Page 93 O.P.R.T.C.T:

- 1) **THENCE** North 48°25' 59" East, departing said 20th Street and along the present northwest right-of-way line of S.H. 183 and the southeast line of said Lot 20-R, a distance of 100.07 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;
- 2) **THENCE** North 43°43'59" East, along the north line of a tract of land conveyed to the State of Texas as evidenced by the Deed recorded in Volume 1498 at Page 234, a distance of 200.26 feet to a 1/2 inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the southwest right-of-way line of 21st Street (a 60 foot wide right-of-way);
- 3) **THENCE** South 46°16'01" East, along the extended southwest right-of-way line of 21st Street, a distance of 118.70 feet to a 1/2 inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the proposed northwest right-of-way line of S.H. 183;

- 4) **THENCE** South 48°06'50" West, along said proposed right-of-way line, a distance of 300.88 feet to a 1/2 inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the extended northeast right-of-way line of 20th Street;
- 5) **THENCE** North 46°16'01" West, along said northeast right-of-way line, a distance of 103.91 feet to the POINT OF BEGINNING and containing 0.748 acre or 32,570 square feet of land more or less.

Notes:

1. A survey sketch accompanies this description.
2. All bearings and distances are based on the North Central Zone (4202) Texas State Plane Coordinate System and all distances are adjusted to surface using a surface adjustment factor of 1.00003130.

SURVEYOR CERTIFICATION

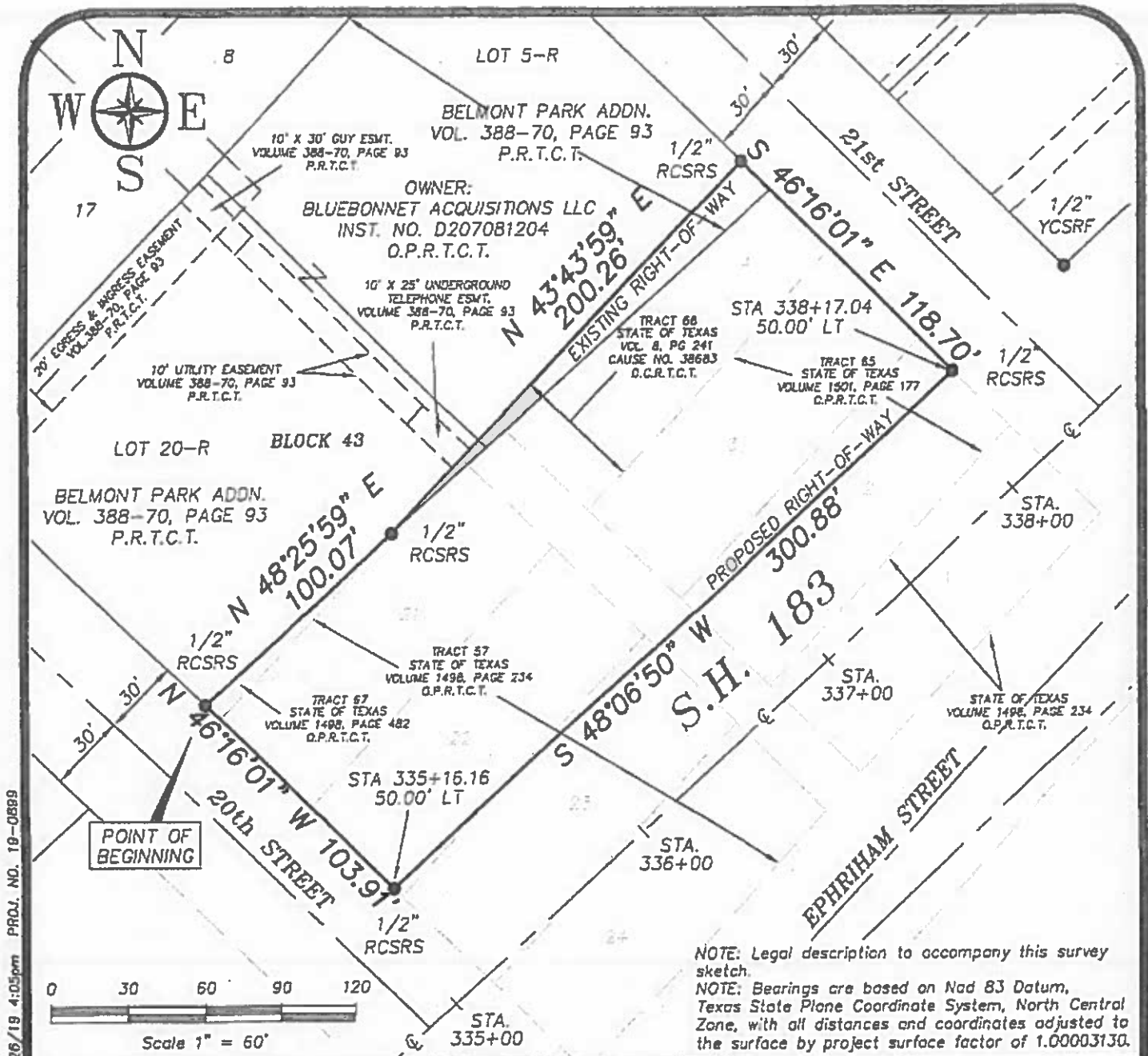
I, Michael Dale Linke, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this property description and accompanying survey sketch are based on an actual on the ground survey made in August 2019.


Michael Dale Linke

Registered Professional Land Surveyor No. 4508

Dated: August 25, 2019.





S:\SURVEYS\EPHRAIM AVE-MARQUEZ\EXCESS.DWG 8/26/19 4:05pm PROJ. NO. 10-0889

- = Marker found or set as indicated.
- = 5/8" smooth iron for w/aluminum cap stamped "TxDot" found.
- P = Property Line
- S = Survey Line
- F = Fee Hook
- P.R.T.C.T. = Plat Records, Tarrant County, Tx.
- O.P.R.T.C.T. = Official Public Records, Tarrant County, Texas.
- D.C.R.T.C.T. = District Court Records, Tarrant County, Texas.
- 1/2"RCSRS = 1/2" steel rod with red plastic cap stamped "Prism Surveys" set.
- [] = Record Information
- X- = Fence



**TRACT
13-24**
0.748 ACRE

DATE: AUG. 26, 2019		PAGE 3 OF 3	
STATE	DIST.	COUNTY	
TEXAS	FTW	TARRANT	
CONT.	SECT.	JOB	HIGHWAY NO.
			S.H. 183